

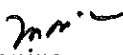


Howard County

Internal Memorandum

Subject: *Testimony for Council Bill 31- 2011 (ZRA 134) to provide that variances may remain valid as long as certain plans are being processed in accordance with certain provisions of the Howard County Code.*

To: *Lonnie Robbins
Chief Administrative Officer*

From: *Marsha McLaughlin, Director 
Department of Planning and Zoning*

Date: June 1, 2011

The Department of Planning and Zoning supports adoption of CB 31 - 2011 which proposes to amend Section 130.B.2.e. of the Zoning Regulations concerning the lapse of approved variances to establish a new provision whereby approved variances would be exempt from the potential to become void for projects for which development plans are being actively processed in the Department of Planning and Zoning. It is inefficient for the Department of Planning and Zoning to expend staff effort and staff time in the review and processing of a development plan associated with an approved variance or approved variances, only to have the development plan nullified during the development review process if the variance becomes void. Many development proposals involve development over long periods of time, and allowing active projects to maintain any approved variances over time is justified because the unique physical characteristics of the land which warranted the variance(s) would not change in any way.

Not only is there no direct fiscal impact on County government, but CB 31-2011 may instead have a positive fiscal effect because the staff time to manage reapproving voided variances and to process the review of a replacement development plan would not be necessary.

cc: Jennifer Sager, Legislative Coordinator
Cindy Hamilton, Chief, Division of Public Service and Zoning Administration